

RESOLUTION 16-R-PS-42 to adopt a Plan of Services for approximately 13.4 acres along Veterans Parkway east of Cason Lane, Ardavan Afrakhteh, applicant. [2016-508]

WHEREAS, the Owner(s) of the territory identified on the attached map as the "Area to be Annexed" have either petitioned for annexation or given written consent to the annexation of such territory; and

WHEREAS, a proposed Plan of Services for such territory was prepared and published as required by T.C.A. §6-51-102 and T.C.A. §6-51-104; and

WHEREAS, the proposed Plan of Services was submitted to the Murfreesboro Planning Commission on August 3, 2016 for its consideration and a written report, at which time the Planning Commission held a public hearing and thereafter recommended approval of the Plan of Services to the City Council;

WHEREAS, a Public Hearing on the proposed Plan of Services was held before the City Council of the City of Murfreesboro, Tennessee, on October 13, 2016, pursuant to a Resolution passed and adopted by the City Council on August 18, 2016, and notice thereof published in The Murfreesboro Post, a newspaper of general circulation in said City, on September 26, 2016; and,

WHEREAS, the Plan of Services for the territory identified on the attached map as the "Area to be Annexed" establishes the scope of services to be provided and the timing of such services and satisfies the requirements of T.C.A. §6-51-102.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MURFREESBORO, TENNESSEE, AS FOLLOWS:

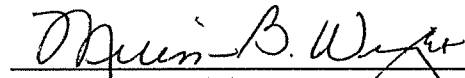
SECTION 1. That, pursuant to authority conferred by T.C.A. Sections 6-51-101, et seq., the Plan of Services attached hereto for the territory identified on the attached map as the "Area to be Annexed" is hereby adopted as it is reasonable with respect to the scope of services to be provided and the timing of such services.

SECTION 2. That this Resolution shall take effect upon the effective date of the Annexation Resolution with respect to the territory, **Resolution 16-R-A-42**, the public welfare and the welfare of the City requiring it.

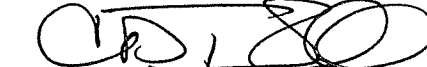
Passed: October 13, 2016


Shane McFarland, Mayor

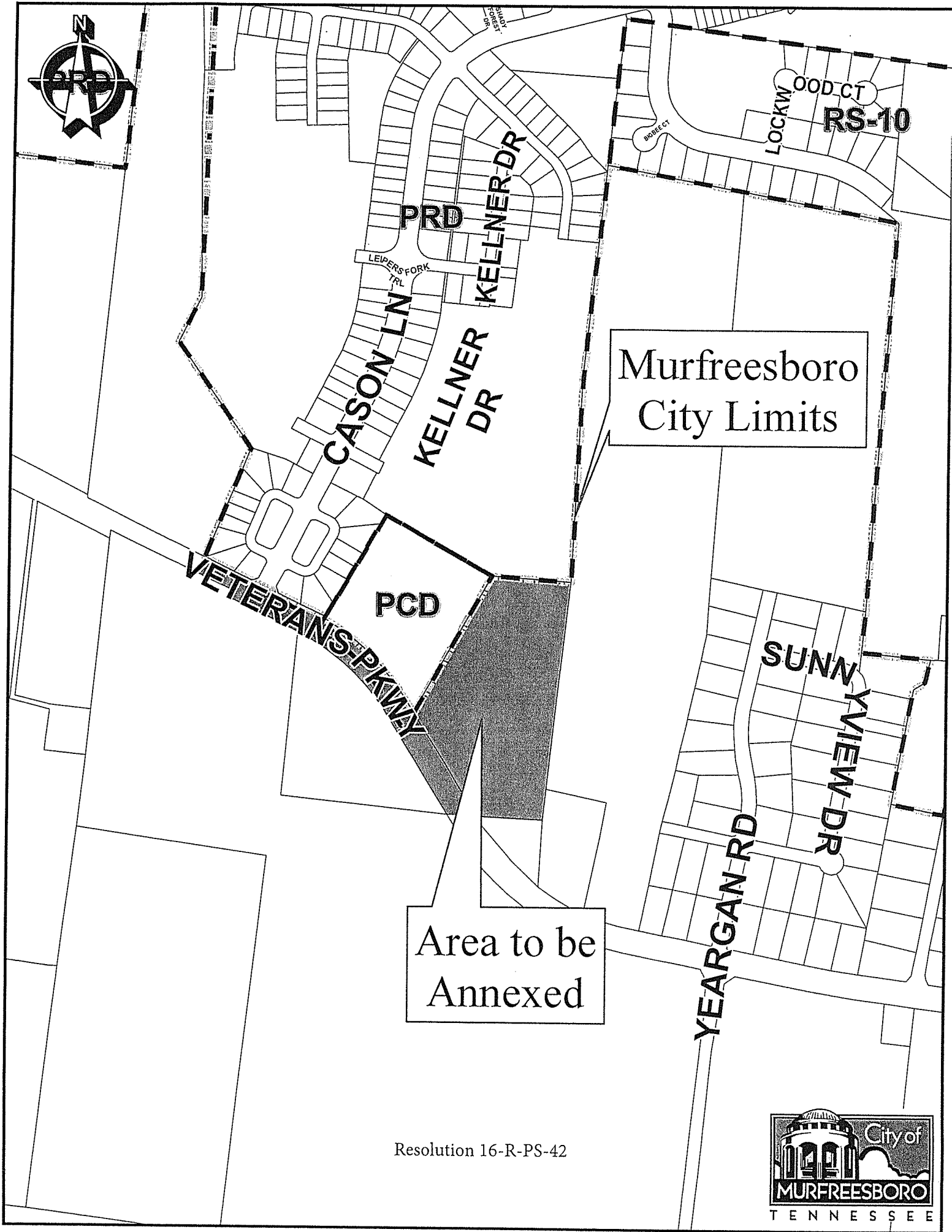
ATTEST:


Melissa B. Wright
City Recorder

APPROVED AS TO FORM:


Craig D. Tindall
City Attorney

SEAL



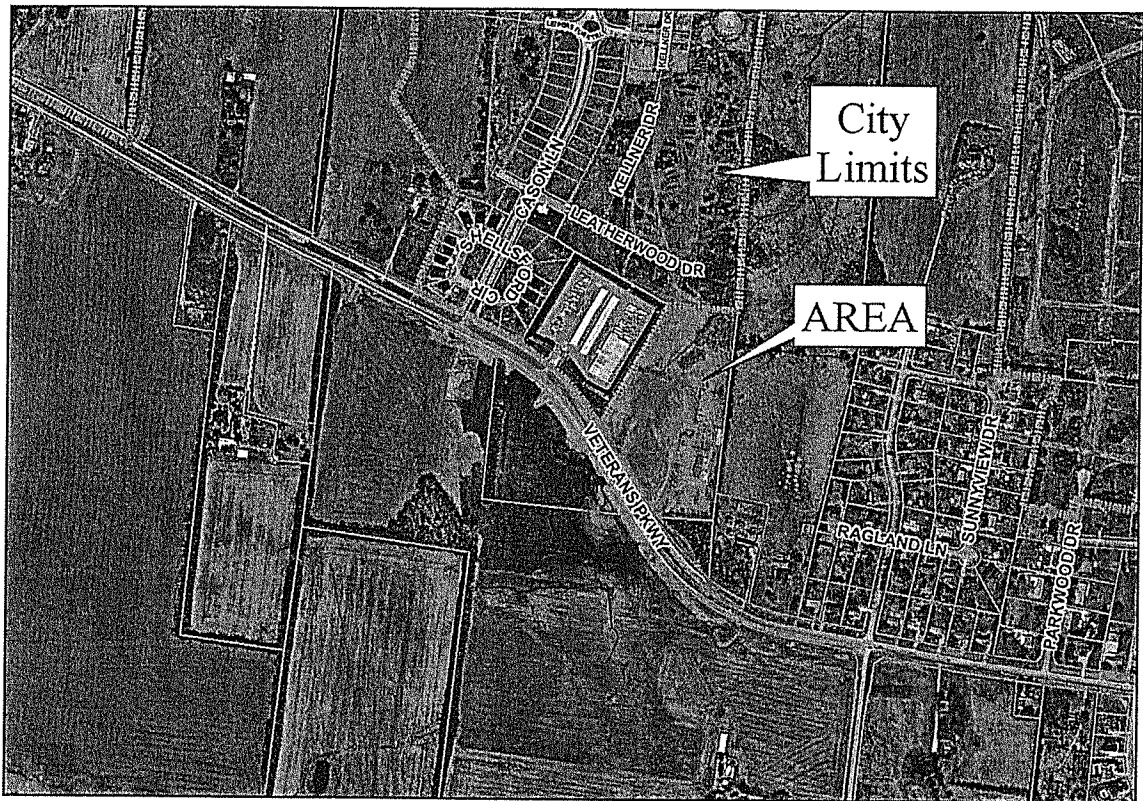
Resolution 16-R-PS-42



**ANNEXATION REPORT FOR PROPERTY LOCATED AT
1620 VETERANS PARKWAY
INCLUDING PLAN OF SERVICES**



PREPARED FOR THE
MURFREESBORO PLANNING COMMISSION
August 3, 2016



Path: G:\planning\anne\Veterans_ThreeRiversTownhomeortho.mxd

Annexation Request for Property Along Veterans Parkway



GIS Department
City of Murfreesboro
111 Wood Vene Street
Murfreesboro, Tennessee 37138
www.murfreesborotn.gov

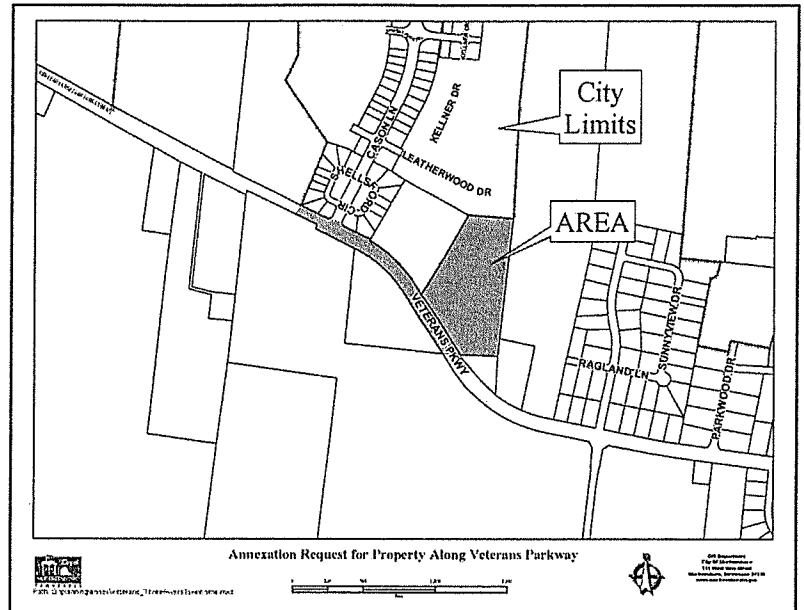
INTRODUCTION

OVERVIEW

The applicant, Matt Taylor of SEC, Inc., representing Ardavan Afrakhteh, has requested annexation of property located along the northwestern side of Veterans Parkway.

The area studied in this Plan of Services includes a 9.9-acre parcel (Tax Map 124, Parcel 5.01) and an adjacent 1,500-linear foot (approximately 3.5 acres) portion of right-of-way along Veterans Parkway.

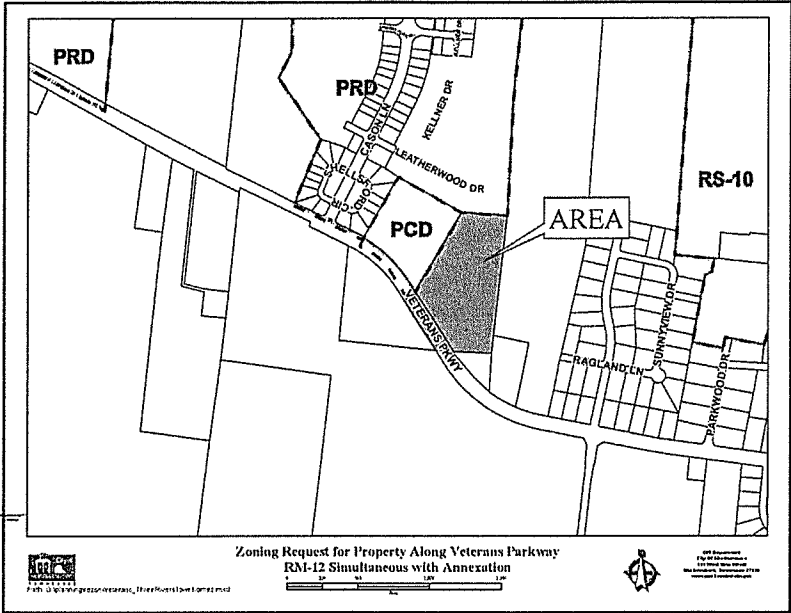
The entire study area lies within the City of Murfreesboro's Urban Growth Boundary and adjoins the City on its north and west sides. Adjacent areas to the east and south lie within the unincorporated County.



CITY ZONING

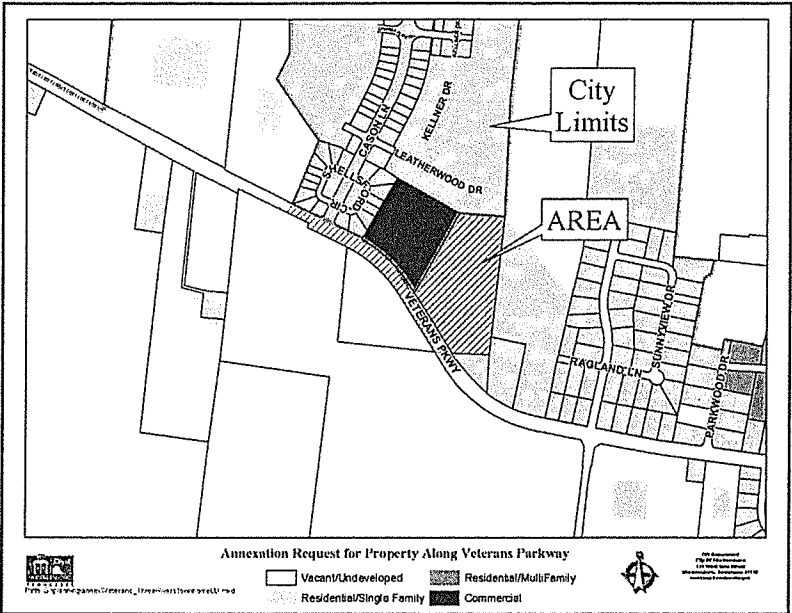
The applicant has requested rezoning to RM-12 (Multi-Family Residential) simultaneous with annexation. The entire study area is presently zoned RM (Residential – Medium Density) in the County.

The property lying adjacent to the study area on the west is zoned PCD (Planned Commercial Development). The adjacent property to the north of the study area is zoned PRD (Planned Residential Development). Adjacent properties to the east and south lie outside the City's boundaries and are zoned RM in the County.



**PRESENT AND SURROUNDING
LAND USE**

The 9.9-acre study area presently includes one single-family house. Surrounding land uses include the Three Rivers self-storage facility to the west, the Three Rivers residential subdivision to the north, and single-family residential properties to the east. Properties to the south are used primarily for agricultural purposes.



TAXES AND REVENUE

The first City tax bill for all property annexed during the calendar year of 2016 will be due on December 31, 2017. City taxes are calculated upon the property appraisal and assessment of the Rutherford County Property Assessor’s Office. The current tax rate for the City of Murfreesboro is \$1.2703/\$100.00 assessed value. Residential property is assessed at a rate of 25% of its appraised value, and commercial property is assessed at a rate of 40% of its appraised value. Table I below shows total assessment and estimated City taxes that would be collected if the property were to be annexed in its present state.

Table I
Estimated Taxes from Site

| Owner of Record | Acres | Land Value | Improvements Value | Total Assessment | Estimated City Taxes |
|---------------------------|-------|------------|--------------------|------------------|----------------------|
| Land Development.com Inc. | 10.00 | \$103,000 | \$115,000 | \$54,500 | \$692.31 |

These figures are for the property in its current state.

PLAN OF SERVICES

POLICE PROTECTION

At present, the study area receives police service through the Rutherford County Sheriff's Department. If annexed, the Murfreesboro Police Department will begin providing services such as patrol, criminal investigation, community policing, traffic operations, canine, DARE and other community crime prevention programs to the subject parcels immediately upon the effective date of annexation. This annexation will have no negative impact on the Murfreesboro Police Department. No additional costs to the department are expected. This property is located in Police Zone #2.

ELECTRIC SERVICE

The property is located within Murfreesboro Electric Department's (MED) service boundary. MED has facilities and capacity in place to serve the proposed development. The electrical infrastructure installed to serve the proposed development will be required to adhere to MED standards.

STREET LIGHTING

According to MED, street lighting will be installed on the property if any future development on the property includes public streets.

STREETS AND ACCESS

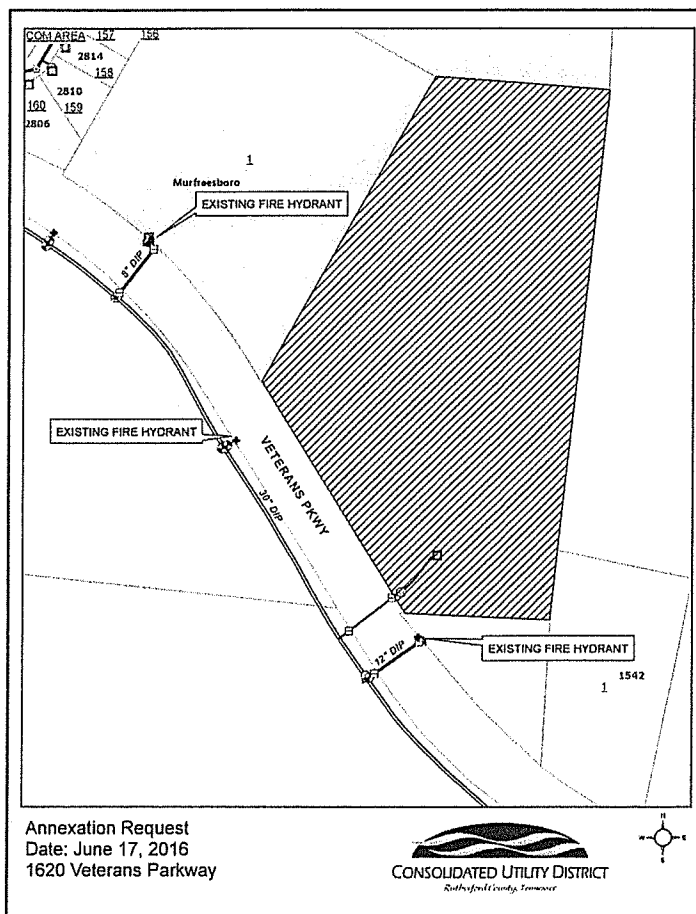
The study area has access to Veterans Parkway, a major arterial. The roadway was recently expanded to a five-lane section in this area. Under agreement with Rutherford County, the City is responsible for routine maintenance of the roadway. No significant change is anticipated as a result of this annexation.

New connections or modifications to Veterans Parkway must be reviewed and approved by the City Engineer. Any future public roadway facilities serving the study area must be constructed to City standards.

WATER SERVICE

The study area lies within Consolidated Utility District's (CUD) service area. The study area is presently served by a 30-inch water line, which runs along the southern/western side of Veterans Parkway. Should any new uses be proposed on the property, the developer/owner shall submit a Water Availability Request to CUD.

The existing water lines are shown on the adjacent map. Any new water line development must be done in accordance with CUD's development policies and procedures.

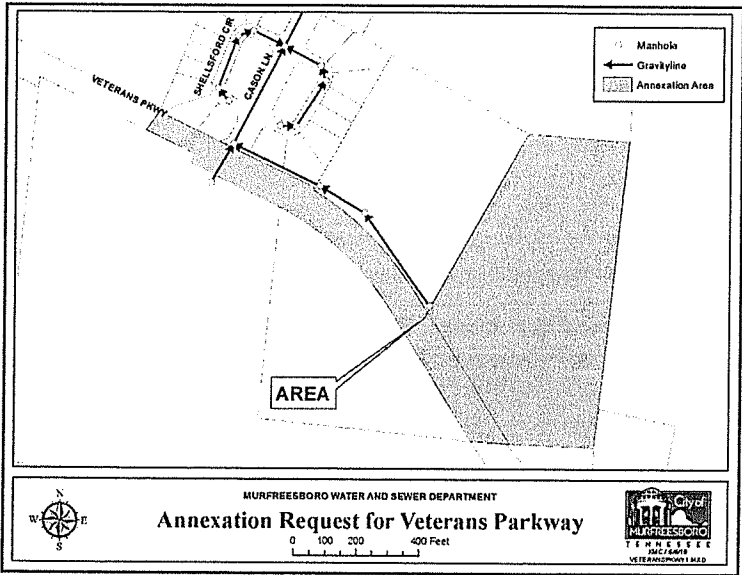


SANITARY SEWER SERVICE

Sanitary sewer is currently available to serve the subject property, per the Murfreesboro Water and Sewer Department’s (MWSD) definition of “available.” Sewer service will be provided from an existing manhole located on the western side of the subject property. All sewer main improvements and easements needed to serve the subject property are to be acquired and installed by the developer in accordance with MWSD’s development policies and procedures.

The existing sewer connects to the Salem/Barfield Assessment District. All developments that connect into this sewer system are assessed a \$750 fee per single-family unit or equivalent in addition to the current and standard connection fees.

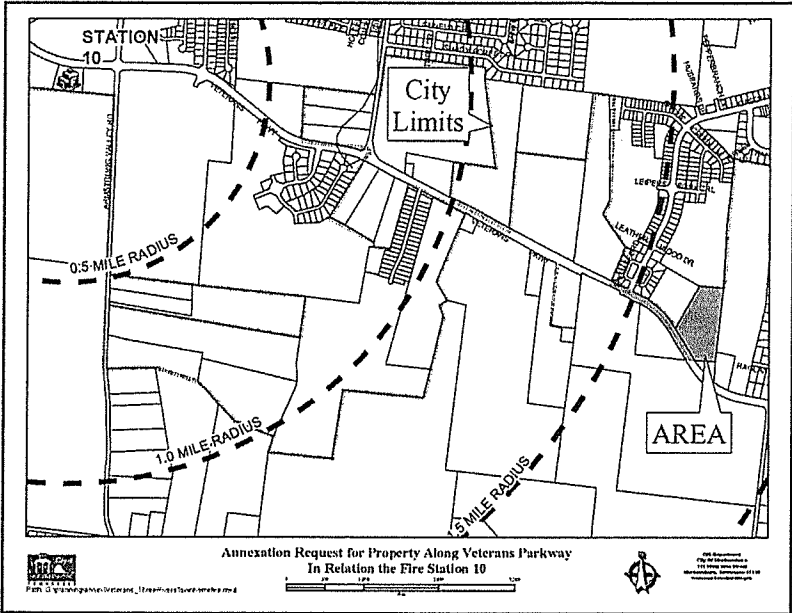
The red lines on the adjacent map represent existing sewer lines.



FIRE AND EMERGENCY SERVICE

The annexation will have no negative impact on the Murfreesboro Fire and Rescue Department (MFRD). The MFRD will provide fire protection with a full-time, professional staff as well as medical first responder service. Any development on the site must provide adequate fire flows and install water lines and fire hydrants per the Consolidated Utility District (CUD) policies and procedures.

The closest fire stations to the subject tract are Fire Station #10, located at 2563 Veterans Parkway, which is 3.4 miles from the study area, and Station #9, located at 802 Cason Lane, which is 3.4 miles from the study area. The MFRD can provide ISO Class Two (2) fire protection. The dashed lines on the adjacent map represent linear distance ranges from the nearest fire stations.



SOLID WASTE COLLECTION

The City will provide weekly curbside solid waste collection service immediately upon the effective date of annexation, as well as brush/debris removal every two to three weeks. In the property's current state, the Solid Waste Department will be responsible for providing one cart. This will cost the department \$75. The initial day of service will be Thursday. In its current state, no additional equipment or manpower will be needed to serve the study area.

BUILDING AND CODES

The property will immediately come within the City's jurisdiction for code enforcement immediately upon the effective date of annexation. The City's Building and Codes Department will begin issuing building and construction permits and enforcing the codes and inspecting new construction for compliance with the City's construction codes immediately upon the effective date of annexation. The Building and Codes Department will also ensure that any new signs associated with the development of the property comply with the Sign Ordinance. No additional costs are expected.

RECREATION

Murfreesboro's Parks and Recreation facilities will be immediately available to residents of the study area. Currently Murfreesboro has two multi-purpose facilities, one

community center, a wilderness facility, over 1,000 acres of parks, a network of greenways, and recreational sports. These facilities and programs are wholly funded by the Murfreesboro tax payers. Children who are residents of the City of Murfreesboro, attend Murfreesboro Elementary Schools, and receive free or reduced lunches also receive free or reduced recreational fees.

CITY SCHOOLS

The Murfreesboro City School system serves grades kindergarten through sixth and is offered to students who are within the jurisdiction of the City of Murfreesboro. The study area is located in the Scales Elementary school zone. The school system anticipates opening a new elementary school to serve the study area and vicinity in 2018.

GEOGRAPHIC INFORMATION SYSTEMS

The property is within the area photographed and digitized as part of the City's Geographic Information Systems (G.I.S.) program.

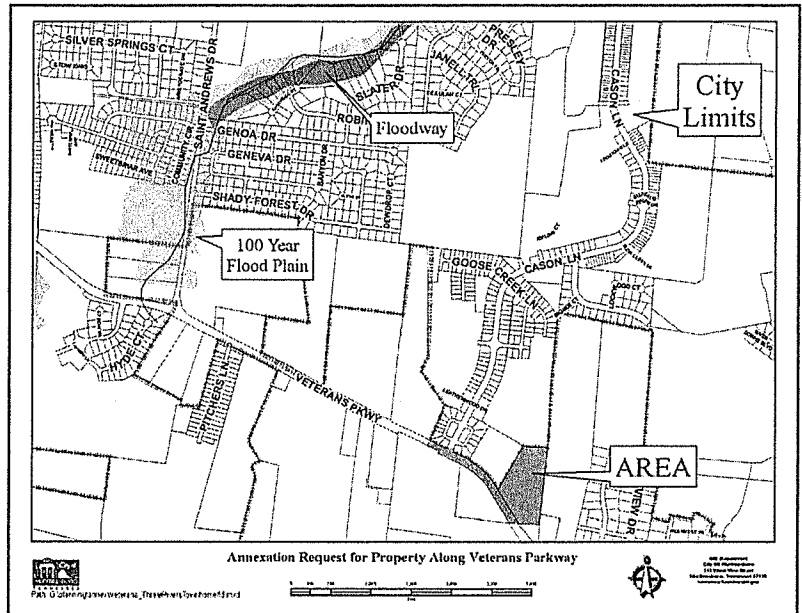
PLANNING, ENGINEERING, AND ZONING SERVICES

The property will come within the City's jurisdiction for planning and engineering code enforcement immediately upon the effective date of annexation. As new development occurs, the Planning Commission will review all site plans, preliminary, and final plats. Among other duties, the Planning and Engineering Departments will inspect and monitor new construction of streets and drainage structures for compliance with the City's development regulations.

FLOODWAY

The study area is not located within a floodway or 100-year floodplain as delineated on the Flood Insurance Rate Maps (FIRM) developed by the Federal Emergency Management Agency (FEMA).

The adjacent map shows the floodway boundary in pink and the 100-year floodplain boundary in blue.

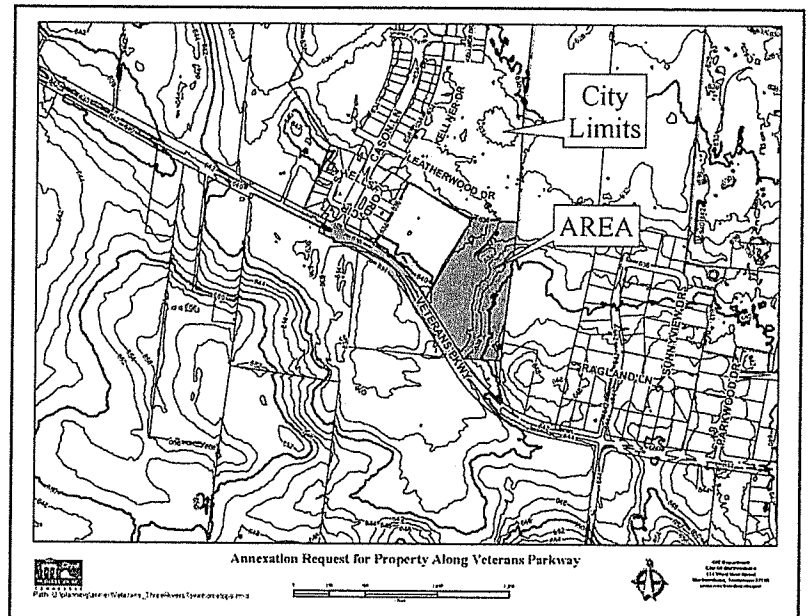


DRAINAGE

The study area drains well from the southwest to the northeast through an existing drainage way from Veterans Parkway. Both the drainage way and a small pond located near the center of the study area should be reviewed for jurisdictional status as potential Waters of the State. Significant fill will be required to properly elevate new structures. The fill must include proper placement and compaction as well as documentation of the placement by qualified personnel and appropriate testing.

Public drainage facilities available in the study area include those on Veterans Parkway, which are the responsibility of the City under agreement with Rutherford County. An existing drainage way crosses the property from southwest to northeast; upon development, this drainage way should be included in a public drainage easement. Any new public drainage facilities proposed to serve the study area in the future must meet City standards.

New development on the property must also meet overall City of Murfreesboro Stormwater Quality requirements including water quality and detention. Future development in the study area will be subject to the Stormwater Utility Fee upon completion of construction. Based on the proposed residential land use and considering applicable credits, this property has the potential to generate \$1,500 in Stormwater Utility Fees annually upon full development. The red lines on the adjacent map represent ten-foot contours. The black lines represent two-foot intervals.



ANNEXATION FOLLOW-UP

The Murfreesboro City Council will be responsible for ensuring that this property will receive City services described in this plan. According to Public Chapter 1101 passed by the Tennessee Legislature, six months following the effective date of annexation, and annually thereafter until all services have been extended, a progress report is to be prepared and published in a newspaper of general circulation. This report will describe progress made in providing City services according to the plan of services and any proposed changes to the plan. A public hearing will also be held on the progress report.